

**LERCH AND HUESMAN, SOLICITORS
504 MARYLAND TRUST BUILDING
BALTIMORE, MARYLAND 21202
(301) 539-0155**

**TRUSTEES' SALE
OF
VALUABLE IMPROVED
FEE SIMPLE PROPERTY**

NO. 9407 Erin Avenue, Walkersville, Md.

Under and by virtue of the power and authority contained in a certain Deed of Trust from JOSEPH LANCE COLLETTE AND SHERRY D. COLLETTE, his wife, to FRANK SPINETTA AND CAROL J. TOMSAI, Trustees, dated April 20, 1982, and recorded among the Land Records of FREDERICK COUNTY, in Liber 1169, Page 789, (Joseph I. Huesman, Gerard F. Miles and R. Douglas Jones having been appointed as Substituted Trustees therein) default having occurred in the payment of the indebtedness thereby secured, and at the request of the party secured thereby, the undersigned Substituted Trustees will offer for sale at public auction on the premises on

**FRIDAY, MARCH 4, 1983
2:00 P.M.**

all that land and premises described in said Deed of Trust as follows:

BEING all the following described land premises, situate in Walkersville Election District, in the County of Frederick, State of Maryland, and being known and designated as:

Lot numbered Three (3) in Block lettered "E" in a subdivision known as "GLADE MANOR, SECTION ONE" as per Plat recorded in Plat Book 18, at page 69, among the Land Records of Frederick County, Maryland.

Subject to conditions, restrictions and agreements of record, if any.

The property is improved by a single family dwelling.

TERMS OF SALE: \$2,000.00 cash or by certified check will be required of the purchaser at the time and place of sale, balance of the purchase money in cash upon final ratification of sale by the Circuit Court for FREDERICK COUNTY, and to bear interest at 15.5% per annum from the day of sale to the day of settlement.

All charges for conveyancing, recording, stamp taxes, transfer taxes, certificate of title, etc., to be at the cost of the purchaser. All other expenses, water rent, and real estate taxes and all other assessments and public charges, payable on annual basis including special paving tax, if any, to be adjusted to the date of sale, and assumed thereafter by the purchaser.

Time is of the essence and terms of sale are to be complied with within ten days after final ratification thereof by the Court, otherwise the property will be resold at the risk and cost of the defaulting purchaser.

**JOSEPH L. HUESMAN,
GERARD F. MILES and,
R. DOUGLAS JONES,
SUBSTITUTED TRUSTEES**

**~~E. T. NEWELL & COMPANY, INC.~~ AUSTIN BOHN
AUCTIONEERS**

2/16/83